

SMART GROWTH INITIATIVE (SGI)

FY11-16 Capital Improvements Program

Requested budget in this document has not been reviewed or approved as of the date of this meeting

Wednesday November 18, 2009

SGI program:

- **Relocation of facilities from the County Service Park on both sides of Crabbs Branch way in order to implement the Shady Grove Sector Plan**
 - **West Side**
 - MCPS Food Distribution Facility
 - Equipment Maintenance and Operations Center (EMOC)
 - DLC Liquor Warehouse
 - Day Laborer Facility
 - **East Side**
 - MCPS Bus Depot and Bus Maintenance
 - MCPS Facilities Maintenance Depot
 - Montgomery County Radio Shop
 - MNCPPC Facilities Maintenance Depot
- **Relocation of the Public Safety Training Academy (PSTA) in order to implement the Gaithersburg West Sector Plan**
 - Public Safety Training Academy (PSTA)
- **Relocation of Police, Fire, Homeland Security headquarters, 1st District Police Station, and number of related leased facilities to a new consolidated Public Safety Headquarters in response to aging facilities and lease avoidance**
 - Public Safety Headquarters Building (PSHQ)
 - 1st District Police Station

SGI Projects:

- 1. MCPS Food Distribution Facility Relocation - Project 360900**
- 2. Equipment Maintenance and Operations Center (EMOC) - Project 500933**
- 3. DLC Liquor Warehouse - Project 850900**
- 4. MCPS Bus Depot Relocation - Project 361110**
- 5. MCPS Bus Depot and Maintenance Relocation – Project 360903**
- 6. MCPS and MNCPPC Maintenance Facilities Relocation - Project 361109**
- 7. Montgomery County Radio Shop Relocation - Project 360902**
- 8. Public Safety Training Academy (PSTA) Relocation - Project 471102**
- 9. PSTA and Multi-Agency Service Park - Project 470907**
- 10. Public Safety Headquarters - Project 470906**

1- MCPS Food Distribution Facility Relocation - Project 360900

Project Description

The project provides for the relocation of the MCPS Food Distribution Facility from the County Service Park located at Crabbs Branch Rd to a site on Snouffer School Road known as the Webb Tract. The plan is to build this facility as well as the MCPS and M-NCPPC Maintenance Facilities on the east side of the Webb Tract. The current facility is about 58,000 square feet with 150 parking spaces for the staff and 8 loading docks. The new facility is expected to provide additional capacity.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	29,179		29,179	3,781	18,827	6,571				

Appropriation Request Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	29,179		29,179	27,229	736	1,214				

Funding

Interim finance to be substituted with G.O. Bonds and land sale proceeds.

Implementation Schedule

	Start	Duration	Completion
Land acquisition			Fall 2009
Design	Fall 2010	12 months	
Bid		6 months	
Construction		13 months	

Project Status

DGS is in the process of hiring consultants for preparation of Site Master Plan for this and other facilities to be located on Webb Tract Site.

Outstanding Issues

1- DGS is exploring the option of a Design-Build after Site Master Plan for the entire site is completed.

2- Equipment Maintenance and Operations Center (EMOC) - Project 500933

Project Description

This project is part of the Smart Growth Initiative Program and provides for land, planning and design and construction of a new Equipment and Maintenance Operations Center (EMOC). Major components of the project are: administrative buildings for Transit Services; Fleet Management, and Highways Services; bus parking for 200 buses; bus service lanes; bus wash facility; fare collection area; bus service maintenance bays; parts room, heavy equipment storage shed, soil/gravel storage area, highway service bays, CNG fast-fill station, and employee parking. The current facility is located in the County Service Park on Crabbs Branch Way. The new facility will be built at sites known as Casey 6 & 7 located at the north of Shady Grove Road and west of extended Crabbs Branch Way.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Approved	36,743	36,743								
Request	134,410	36,193	98,217	52,995	45,222					
Change	97,667	-550	98,217	52,995	45,222					

Cost Change

Project cost has increased due to the addition of full construction costs for the facility. The initial estimated cost per the "Finance Plan" was \$132.4 million.

Appropriation Request Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	134,410	36,193	98,217	92,438	5,779					

Funding

Interim finance to be substituted with G.O. Bonds and land sale proceeds.

Implementation Schedule

	Start	Duration	Completion
Land acquisition			July 2009
Design	Spring 2009	14 months	
Bid		6 months	
Construction		16 months	

Project Status

Project is in the design phase.

Outstanding Issues

- 1- Location of Day Laborer.
- 2- Purchase of portion of the Robert's Oxygen property.

3- DLC Liquor Warehouse - Project 850900

Project Description

This project is part of the Smart Growth Initiative Program and provides for land, planning, design and construction of the relocation and planned expansion of the existing Liquor Control warehouse located on Crabbs Branch Way, into the 200,000 square feet Finmarc building on Edison Park Drive in Gaithersburg. The project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, and liquor and wine, and packaged beer storage space.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Approved	49,079	36,695	12,384	12,384	0					
Request	53,119	33,825	19,294	6,672	12,622					
Change	4,040	-2,870	6,910	-5,712	12,622					

Cost Change

Project increase due to the need for an additional conveyor system for the new facility. The initial plan was to relocate the current conveyor system to the new facility but DGS now states that this will disrupt current operations and due to the age of existing conveyor system it is more prudent to purchase a new system.

Funding

DLC Liquor Bonds

Implementation Schedule

	Start	Duration	Completion
Land acquisition			Summer 2009
Design	Summer 2009	9 months	
Bid		6 months	
Construction	After 6/2011	10 months	

Project Status

Project is in the early design phase.

Outstanding Issues

1- Vacancy of current tenants.

4- MCPS Bus Depot Relocation - Project 361110 **(This project is not included in the FY-11 CIP budget)**

Project Description

The project provides for the relocation of the MCPS Bus Depot Facility from the County Service Park located at Crabbs Branch Rd to a TBD site.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	57,942	80	57,862	1,439	2,831	39,475	14,117			

Implementation Schedule

	Start	Duration	Completion
Land acquisition			
Design	Spring 2011	14 months	
Bid		6 months	
Construction		12 months	

Project Status

DGS and MCPS are both actively reviewing potential sites that can accommodate this facility. Given the size and complexity of this operation, other options have to be explored including providing service from multiple sites.

Outstanding Issues

1- Land for relocation of the current facility. There is potential for subdividing the current operation into two depots.

5- MCPS Bus Depot and Maintenance Relocation – Project 360903 (Facility Planning)

Project Description

This project is part of the Smart Growth Initiative and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way.

Expenditure Schedule (\$1000)

	Total	ThruFY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Approved	150	150								0
Request	150	150								0
Change	0	0								0

Outstanding Issues

1- Land for relocation of the current facility. There is potential for subdividing the current operation into two depots.

6- MCPS and MNCPPC Maintenance Facilities Relocation - Project 361109

Project Description

The project provides for the relocation of the MCPS and MNCPPC Maintenance Facilities from the County Service Park located at Crabbs Branch Rd to a site on Snouffer School Road known as the Webb Tract. The plan is to build these facilities as well as the MCPS Food Distribution on the east side of the Webb Tract. The new facilities are expected to provide additional capacity. This project provide for the funding for the continuation of design after Site Master Plan is completed.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	4,447		4,447	2,577	1,870					

Appropriation Request Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	4,447		4,447	4,447						

Funding

Interim Finance

Implementation Schedule

	Start	Duration	Completion
Land acquisition			Fall 2009
Design	Fall 2010	15 months	
Bid		6 months	
Construction		14 months	

Project Status

DGS is in the process of hiring consultants for preparation of Site Master Plan for this and other facilities to be located on Webb Tract Site under CIP #470907.

Outstanding issues

- 1- Funding strategy for the MCPS Depot
- 2- Funding strategy for the MNCPPC Depot
- 3- Details of consolidation of similar and feasible functions of both facilities in order to leave room for future expansion and minimize impervious areas.

7- Montgomery County Radio Shop Relocation - Project 360902

Project Description

This project is part of the Smart Growth Initiative program and provides for the relocation of the Montgomery County Radio Shop on Crabbs Branch Way to County property located on Seven Locks Road.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Approved	61	61	0	0	0					
Request	7,981	61	7,920	503	2,063	5,354				
Change	7,920	0	7,920	503	2,063	5,354				

Cost Change

Project cost has increased due to the addition of full construction costs for the facility. The initial estimated cost per the "Finance Plan" is \$7.9 million.

Appropriation Request Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	7,981	61	7,920	6,895	243	782				

Funding

Interim finance to be substituted with G.O. Bonds and land sale proceeds.

Implementation Schedule

	Start	Duration	Completion
Land acquisition			
Design	Winter 2010	13 months	
Bid		6 months	
Construction		13 months	

Project Status

A Design Intent document for the purpose of Design Build possibility is at the final phase of development.

Outstanding Issues

1- Exact location of the new facility. One option is adjacent to the County's Maintenance Facility on Wootton parkway and 7 locks Road.

8- Public Safety Training Academy (PSTA) Relocation - Project 471102

Project Description

The project provides for the design of the Public Safety Training Academy (PSTA) at the Webb Tract. This project will start after completion of the Site Master Plan which (project # 470907). Total project cost is estimated to be approximately \$85 Million.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	5,515		5,515	4,244	1,292					

Appropriation Request Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Request	5,515		5,515	5,515						

Funding

Interim finance to be substituted with G.O. Bonds and land sale proceeds.

Implementation Schedule

	Start	Duration	Completion
Land acquisition			12/2009
Design	Summer 2010	12 months	
Bid		6 months	
Construction		18 months	

Project Status

DGS is in the process of hiring consultants for preparation of Site Master Plan for this and other facilities to be located on Webb Tract Site.

Outstanding Issues

1- The County is expected to make additional improvements to northern part of Snouffer School Road that will provide access to the new facility on the Webb Tract and help relieve some of the expected congestion once the facilities are in full operation. DOT has suggested that these improvements (Project #501109) have been completed in 2016. These facilities are expected to start operation in 2014.

9- PSTA and Multi-Agency Service Park - Project 470907

Project Description

This project is part of the Smart Growth Initiative and provides for land acquisition and master site planning and studies for a site on Snouffer School Road known as the Webb Tract or Centerpark. The Webb Tract is separated by wetlands into an east and west section. Facilities targeted for relocation to the east section of the Webb Tract are the (1) Montgomery County Public Schools (MCPS) Food Distribution Facility, (2) MCPS Facilities Maintenance Depot, and (3) Maryland-National Capital Park and Planning Commission (M-NCPPC) Facilities Maintenance Depot. These three facilities are currently located at the County Service Park on Crabbs Branch Way. The PSTA will be located on the west side of the Webb Tract. This project provides for cost of land and Site Master Plan.

Expenditure Schedule (\$1000)

	Total	ThruFY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Approved	48,241	48,241								
Request	48,241	48,241								
Change	0	0								

Appropriation Request

FY11: No additional appropriation requested

Funding: Interim finance to be substituted with G.O. Bonds and land sale proceeds.

Project Status

DGS is in the process of hiring consultants for preparation of Site Master Plan for this and other facilities to be located on Webb Tract Site.

Outstanding Issues

1- See Project #471102

10- Public Safety Headquarters - Project 470906

Project Description

This project is part of the Smart Growth Initiative Program and provides for acquisition, planning, design and construction for the relocation of a number of County facilities to 100 Edison Park Drive in Gaithersburg known as the GE Building/GE Technology Park. Facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Blvd., the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security, some divisions of the Department of Transportation and the 1st District Police Station.

Expenditure Schedule (\$1000)

	Total	Thru FY10	6YearTotal	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Approved	107,440	17,927	89,513	13,173	0	0	76,340			
Request	107,440	14,530	92,910	16,429	141	0	76,340			
Change	0	-3,397	3,397	3,256	141	0	0			

Appropriation Request

FY11: No additional appropriation requested

FY14: It is expected that the County will purchase this building for \$76.3 million in FY14

Funding: GO Bonds and Interim Finance

Implementation Schedule

	Start	Duration	Completion
Land acquisition			2014
Design	Summer 2009	9 months	
Bid		6 months	
Construction		9 months	

Project Status

Project is in the early design phase.

Outstanding Issues